



MEETING MINUTES
CENTRAL WATERFRONT PARTNERSHIPS & FINANCING SUBCOMMITTEE MEETING
MARCH 24, 2010
3:30 – 5:00PM SMT 4080

Attendees

Carol Binder
Joshua Curtis
Bob Davidson
David Freiboth
Patrick Gordon
Gerry Johnson
Greg Johnson
James Kelly
Bob Klein
Ed Medeiros
Cary Moon
Charlie Royer

Brian Steinburg
Heather Trim
Ron Turner
Maggie Walker
Staff
Bob Chandler
Marshall Foster
Tim Gallagher
David Goldberg
David Graves
My Tam Nguyen
Steve Pearce
Nathan Torgelson

Gerry Johnson: No preconceived notions of when "IT" happens, opportunities for partnering that could define nature of the "It" and its relationships with other interested parties. Invest in comprehensive vision. A lot of the interests represented along the length of waterfront. Come away with opportunities to partner with geographically represented interests, we would be advantaged instead of pushing upstream. Benefit to consistency with aspirations of things intersecting physically and literally with build out of the surface.

At map, Gerry Johnson: Starting at North, Sculpture Park, project of Seattle Art Museum, existing Myrtle Edwards Park. SAM potentially interested in some form of a partnership.

Greg Johnson: Latch on to current partnerships.

Heather Trim: Projection of wall of rail tracking, Sounder, Commuter, Amtrak and rail cargo. There could be a wall/blockage at intersection.

Steve Pearce: Train tracks increasing, particularly freight trains. Some of it has leveled off.

Bob Klein: Tenants along strip who can be contacted through the Chamber of Commerce.

Tim Gallagher: Broad Street, potential aspirations for parks. Potential Parks projects, Bell Street under construction this year, Broadway to Denny Park, and south. "Park way" Eliminating driving lane and parking lane and turning it into public space.

Gerry Johnson: LIDs, the more you can extend actual approximate benefit, the bigger the LID you can have. Another reason to think about these extenders.

Marshall Foster: Discussion around downtown open impact fee, network like this with a clear vision that was driving it and people could see the value proposition. From OPM, Mayor's Office.

Gerry Johnson: Private property ownership, would be useful to have.

Greg Johnson: Wall of rail cars, significant window of impact, potentially could wait for 20 minutes before you can get across. Trains switching, timing of trains going through tunnels.

Gerry Johnson: DNR could be a major participant.

David Graves: City's relationship with DNR, would like cheap leases.

Steve Pearce: Preserve marine and trust responsibilities. Navigation and commerce. Keep piers water dependent use. If we don't accommodate the use here, they'll take it over somewhere else.

Charley Royer: Their lease? Process of renewing their lease.

Gerry Johnson: Port of Seattle, big property owner, major presence.

Heather Trim: Port owns parking lot, building could have potential.

Greg Johnson: Developed buildings around Port parking lot. Bridge over the harbor is the next point to get over the rail.

Gerry Johnson: Port has interest in commercial activities, lease properties, having successful waterfront. Additional things we can do.

Nathan Torgelson: 90 acre part along Interbay is another connection. Buildings are North Bay.

Heather Trim: It's a can of worms. Do we want to bring it into this?

Greg Johnson: Be able to leverage commercial aspects and public financing.

David Freiboth: Second Heather Trim's motion of industrial uses.

Steve Pearce: Everything outside of outer pier is DNR.

Gerry Johnson: Bell Harbor is interesting, it has failed Odyssey museum space, might be something.

Marshall Foster: Civic, community center along the water's edge.

Tim Gallagher: Where concerts use to be on piers, piers sit down for safety reasons. Will fund 2011-2012 budget holding off for waterfront planning. Waterfront park. Piers 62-63, own dirt rest is on DNR land. Different design for pier 62, place holder, underwater coverage is gone, we're not getting it back.

Bob Davidson: Last visitation of City's Central Waterfront Planning, the aquarium cited on piers 59 and 60 would view as its primary expansion opportunity over water space out from the shoreline, from waterfront park, south of that, waterfront park would be brought way back in, overwater coverage used for aquarium. That's the existing notion of previous plan. Aquarium going through strategic planning stage, question of aquarium's expansion and relationship to spaces immediately to north and south

should be in that question. Some discussion, if there's some natural beach space if it's somewhere in that area. Notion of how is space actively programmed getting away of some of bad stuff that we've had on waterfront both on 62 63 and on waterfront park. View it as the aquarium is actively interested in exploring that whole segment of that. Need to be careful in thinking about it, not fantasy of what we like that doesn't work.

Gerry Johnson: Potential for big time partnership. Already on waterfront, constituency, highly significant public use. Gets gold star.

David Freiboth: Range of waterfront habitat, full on beach from existing grade, a lot of fill on top of DNR property, heavy tidal action there. Natural topography is very deep.

Tim Gallagher: A lot of ways this could happen, great opportunity to work with aquarium to expand public education in that area, with a capable existing non profit.

Heather Trim: Terminal 48 is shallow, "beach" is not sand, engineered pocket beaches with deep water, coarse cobble beach, definitely could work, engineered thing not a sand beach, "beach"ish.

Greg Johnson: Scuba diver, energy around underwater park. Next to ferry terminal, big recreation opportunity, packed with people all weekend. Pike Place Market, strengthening vertical connection.

Brian Steinberg: Pier 62/63, have to repair, tear it down, and rebuild it as a part of the same project. Or perhaps land/coverage swath.

Gerry Johnson: Pike Place Market, hugely important, western connection up to the Regrade for the traffic is big, there are also development opportunities up there, vital connection, pedestrian, accessible, through Pike Place Market to the retail corridor.

Carol Binder: Opening up the lower hill climb stairs to western climb stairs, up into the market. Landscaped with ivy area, opening it up to wider grand staircase to lead people into the market. Funicular, vertical tram. Another piece of property, transportation will be interesting. Construction on Western Avenue built to face Western Avenue, a lot of backside of garages, north parcel PC1. Parts of urban renewal project, undeveloped pieces, owned by City, managed by PDA, have real potential for corridor there but would need some sort of revenue generation, housing, walking corridor similar to Post Alley with similar development on either side, activated for open cafes, and moving to public space, not open space kind of concept, connection to Steinbrueck Park. Difficult development site, breaks even.

Patrick Gordon: Think boldly, Pike and Pine, up to Convention Center, lands near the market, think of these things of extended boundary notions. Convention Center, Pike Place Corridor, Retail Core, connections. Franchises more constituents.

Gerry Johnson: Convention Center soon to be freed from State.

Carol Binder: Westlake Center, Market, Convention Center as stopping points. Waterfront as one starting Point.

Gerry Johnson: Thinking of Western, how traffic goes there now?

Steve Pearce: Traffic going up to Elliot and Western Avenues, great opportunities to connect with the market, bike lane.

Carol Binder: Own parking garage directly north of hill climb.

Gerry Johnson: A lot of public ownership and use so far, heading south, we're heading towards the zone of private. Waterfront, piers, all privately held, and on the side, private property, commercial buildings. Speaks to different kinds of relationships, targets for LID in that. Demonstrate public benefit, to get support to voluntarily raise their taxes. Most constrained physically as far as how much land is owned or created.

Heather Trim: Land adjacent to all those buildings, 20 feet, great way to incentivize land owners, money generator, great space for outdoor cafes, great leverage for that little piece.

Steve Pearce: Ownership is not consistent along there. Concept park, serendipitous space there, don't want to have surface parking there. Retail benefit.

Gerry Johnson: Buildings facing away now, but once the viaduct comes down, there will be opportunity

Patrick Gordon: To think beyond east west, hits retail, celebrate another pedestrian way.

Brian Steinberg: Two opportunities: we're eliminating a whole lot of parking spaces, businesses definitely will want those back. 800 stalls now with 300 stalls to replace. Commercial buildings built after 1950s, parking not available after hours. Manage and replace parking that we already have. Who would we partner with? Serious discussion with parking we already have. Second, how to stage massive construction effort. No place to throw a Frisbee down there, major opportunity for that type of use. True downtown park in downtown, that would benefit a lot of people, on Western and Spring.

Charley Royer: Owner has a different idea of what to do with it. Wants to give it to Gonzaga. Concerned to get more parking, can you go down on that spot to get more parking? Problematic, it's an opportunity to build relationship with people who will be involved with that property (Gonzaga).

Greg Johnson: Own Watermark garage, and original land of Washington Mutual Tower. SDOT trying to put together system to direct users to available parking spaces, and inventory of real time parking spaces. Use existing resources. Uses of night time and weekend. Have separate conversation with every owner.

Gerry Johnson: WADOT plans for Colman.

Steve Pearce: Curtailed, fix dock they have. Code development. Minor details. Looking at reservation system. Not planning a bigger dock or major offsite holding. Volumes are down because of the economy, don't need a lot of offsite holding other than 4th of July. Long term that is where they will always be. Trying to move that off the waterfront, would have to separate passengers and vehicles. City is interested on figuring out how to acquire that.

Heather Trim: Tear down Pier 48 and turn it into a beach, that would be the best for a beach.

Brian Steinberg: Keep that pier, still have beach and ferries.

Heather Trim: Pier is in such bad shape it has to be torn down.

Steve Pearce: Recreational moorage in that area for public.

Marshall Foster: How do we allow them to bank that over water coverage? They know how scare a resource over water coverage is.

Heather Trim: Fire Station 5, building fresh water station on Lake Union. They would prefer to move.

Steve Pearce: A lot of reasons why that they came up with that they need to stay there, it's there sweet spot. Useful thing to explore.

Maggie Walker: Getting to the ferry terminal, access from downtown to waterfront in that area.

Steve Pearce: Redoing Marion Street Bridge.

Gerry Johnson: Connection of Pioneer Square, ID and Stadiums and Beyond. Well organized neighborhood would represent a potential constituent.

Brian Steinberg: Make ferry terminal a potential player. Even if they have a really curtailed plan, to include them.

Patrick Gordon: South portal, WADOT, south of King Street, from coordination standpoint, to make sure as mitigation as what's going to be substantial cut, as they're developing that project, to get some moneys to work with north and south portals.

Steve Pearce: Getting major pedestrian connection and street on railroad, mitigation, getting a great design for a new street grid in that area, development on 1st Ave. Good integration point with waterfront. Don't think there's any extra moneys floating around.

Brian Steinberg: Three or four new development blocks on 1st Ave, that would be a partnership. 120 feet deep, good for office or residential.

Charley Royer: Livable South Downtown potential upzone.

Bob Davidson: New entrance at 1st and Union, is big Art Museum component.

Maggie Walker: Harbor Steps and extending it to Waterfront. Creating series of ways down.

Carol Binder: Stairway down from Union is very disappointing.

Brian Steinberg: Good arts corridor for city 5th Avenue Theater, SAM.

IV. Next Meeting

The next meeting is scheduled for Friday, April 16th at noon in suite 4080. The Subcommittee review geography (partnerships based on ownership).

V. Closing – 5:05 PM.